

Full Planning Application 04/02450/FUL

at

104 Lochend Road

Edinburgh

EH6 8BU

Development Quality Sub-Committee of the Planning Committee

1 Purpose of report

To consider application 04/02450/FUL, submitted by Mr Collins. The application is for: **Form two storey extension from existing single storey extension.**

It is recommend that this application be **REFUSED** for the reasons in Appendix B.

2 The Site and the Proposal

Site description

The property is a 1950s, two-storey, semi-detached house with a hipped slate roof, a grey reconstituted stone front facade and grey pebble-dashed secondary elevations. Ground floor level is about 1.8 metres below street level and the neighbouring house to the north, No 102 Lochend Road, is a further 0.4 metres lower. That property has a blank side wall but for one window at half-landing level. It also has a two storey projection across half of the rear elevation, on the application site side, erected following planning permission in 1992. The rear garden is enclosed by a 1.8-metre high timber fence.

An existing single storey extension, approved in August 2002, stands to the side and rear elevations. That extension is set back from the main façade of the house by 1.5 metres; forms the common boundary with the neighbouring

property, to the north No 102; and is set back 0.9 metres from the common boundary with the adjoining semi-detached house, No 106 Lochend Road.

The character of the properties on the west side of Lochend Road is that of distinct semi-detached houses. Although some of the gaps have been closed at a ground floor level, there are no such closures at first-floor level.

Site history

29 August 2002: Planning permission was granted for the single storey side and rear extension.

Description of the Proposal

The application is for the erection of an additional storey above the existing single storey side and rear extension. The proposal is predominantly finished with a flat roof. The extension will provide two additional first-floor bedrooms, one with en-suite facilities. The proposal also includes a rear roof light to provide light into one of the two first-floor existing bedrooms.

A second scheme has been submitted removing the false parapet pitched roof above the front elevation of the side element to the extension. This now has a hipped, lean-to roof at a 15 degree angle, for the length of the extension joining into the existing hipped roof, which itself has a 30 degree angle. It also steps back the first floor element of the rear part of the extension a further 1.0 metre from the common boundary with No 106 in order to reduce the issues of overshadowing identified on the original submission.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- do the proposals comply with the development plan?
- if the proposals do comply with the development plan, are there any compelling reasons for not approving them?
- if the proposals do not comply with the development plan, are there any compelling reasons for approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether; (a) the proposal will adversely affect the character of the existing dwelling or the surrounding area; and (b) the proposal is detrimental to the amenity of neighbours.

a) The proposed development represents a two-storey extension of the property up to the common boundary with the neighbouring property No 102. The proposal is set back from the existing front elevation, and is relatively subordinate to the overall height and mass of the dwelling. However, if repeated by the neighbour, this would result in the formation of a continuous terrace out of character with the area to the detriment of the existing character of the prevailing street-scene and contrary to the provisions of the development plan.

The main bulk of the extension is to the rear elevation. The principle of the footprint of extension has already been accepted with the grant of planning permission for the single-storey extension. There are no issues of concern relating to the level of remaining garden area and private amenity space for the occupants of the dwelling.

The Council's non-statutory guidelines on house extensions requires that the roof design of extensions should match with that of the existing roof. The proposal is primarily under a flat roof to the rear with the amended scheme identifying a hipped lean-to roof over the extension to the side of the property. The result is a roof, at an acute angle, which breaks into the existing hipped roof in an awkward manner. As such the proposal fails to meet the principles of an architecturally compatible form of development in either design or scale. This would be detrimental to the existing integrity and character of the existing building.

The neighbouring property, No 102, has a similar flat roofed extension to the rear elevation. However, this was constructed following consent in 1992 prior to the introduction of the present guidelines.

b) The proposed first floor extension has been reduced in width to bring the extension further away from the boundary with the adjoining property, No 106, in order to comply with the Council's guidelines on overshadowing (45 degree rule); although it remains in breach of the boundary daylighting criterion (43 degree rule). As a result the level of overshadowing to the garden ground of No 106 is minimal and further mitigated by the southerly orientation of the gardens. The proposal is conterminous with an existing extension to the rear of No 102. Overall, there is no detriment to existing levels of residential amenity.

It is recommended that the Committee refuse this application, for reasons relating to the impact upon the character and appearance of both the dwelling and the prevailing street scene.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	John Maciver on 0131 529 3918
Ward affected	37 - Leith Links
Local Plan	North East Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	13 August 2004
Drawing numbers/ Scheme	01, 03, 04 Scheme 2

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal : www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Graham Dixon on 0131 529 3519. Email: graham.dixon@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application

Application Address: 104 Lochend Road
Edinburgh
EH6 8BU

Proposal: Form two storey extension from existing single storey extension.

Reference No: 04/02450/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

No representations have been received.

Planning Policy

North East Edinburgh Local Plan

The site is within an area of housing and compatible uses where the existing residential character and amenities will be safeguarded.

Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

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Conditions/Reasons associated with the Recommendation

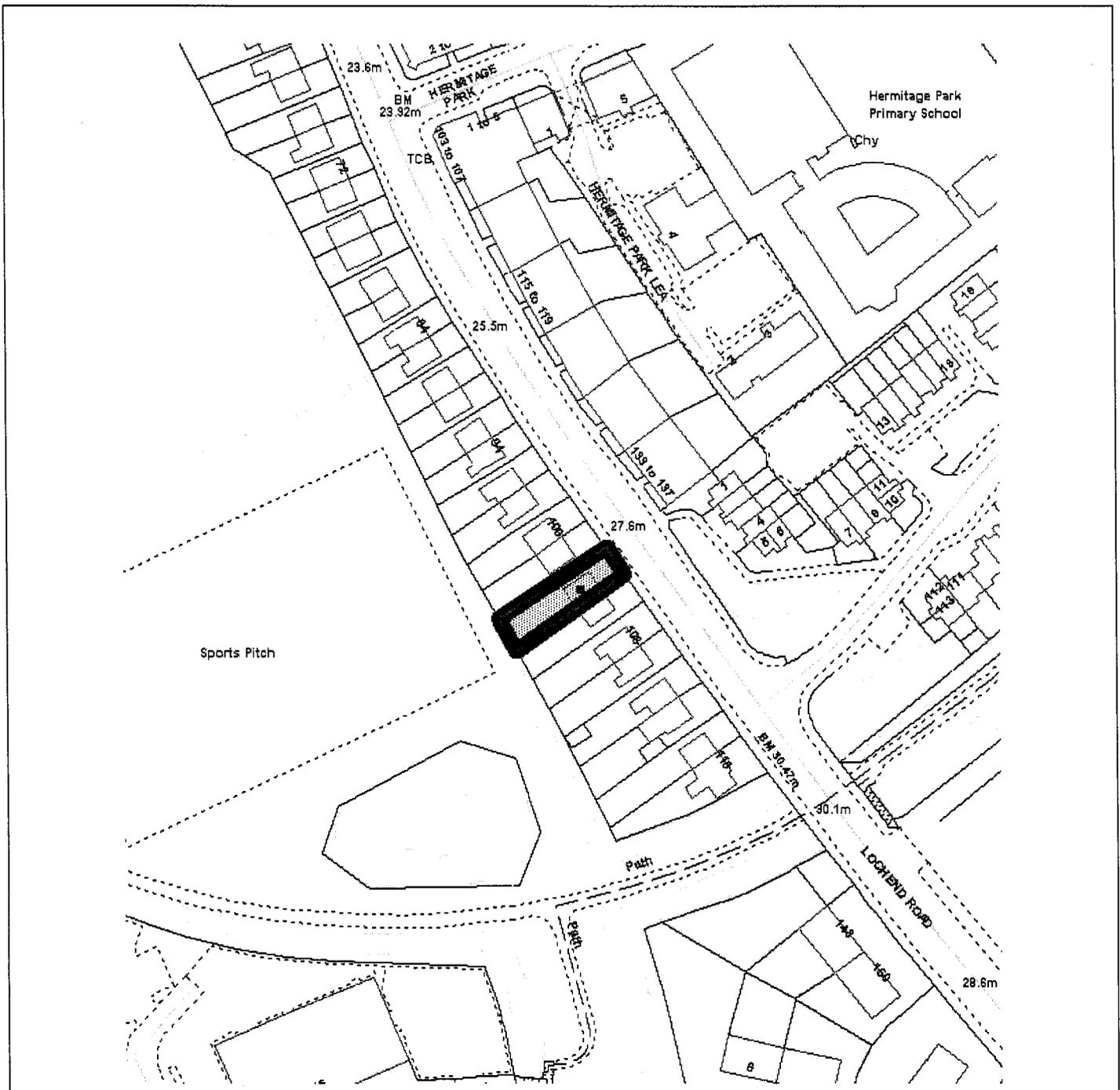
Recommendation

To recommend that **Refused**

Reasons

1. The proposal is contrary to North East Edinburgh Local Plan Policy E25, in respect of Design of New Development, as the roof design of the extension is primarily under a flat roof to the rear with an awkward hipped lean-to roof over the extension to the side. This would be detrimental to the integrity and character of the existing building.
2. The proposal is contrary to Non Statutory Guidelines in respect of House Extensions, as the proposal represents a two-storey extension up to the common boundary with the neighbouring property. If repeated this would result in the formation of a continuous terrace of properties to the detriment of the existing character of the prevailing street-scene.

End



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PLANNING APPLICATION

Address	104 Lochend Road, Edinburgh, EH6 8BU		
Proposal	Form two storey extension from existing single storey extension.		
Application number:	04/02450/FUL	WARD	37- Leith Links
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			